

Summary Minutes
City of Sedona
Historic Preservation Commission Meeting
Vultee Conference Room, 102 Roadrunner Drive, Building 106, Sedona, Arizona
Monday, October 13, 2014 – 4:00 p.m.

(10 minutes, 4:00 - 4:10 pm for items 1 - 3)

1. Verification of notice, call to order, Pledge of Allegiance, roll call

Chair Unger confirmed that the meeting had been properly noticed and called the meeting to order at 4:02 p.m.

Roll Call:

Commissioners Present: Chair Brynn Burkee Unger, Vice Chair Ann Jarmusch and Commissioners Jane Grams, Charlie Schudson, and Steve Segner. Commissioner Allyson Holmes was excused.

Staff Present: Nicholas Gioello, Cari Meyer and Donna Puckett

Council Liaison Present: Dan McIlroy

3. Commission and Staff announcements

There were no announcements.

2. Approval of the August 11, 2014 minutes

MOTION: *Commissioner Segner moved to approve the 2014 minutes. Commissioner Schudson seconded the motion. VOTE: Motion carried five (5) for and zero (0) opposed. Commissioner Holmes was excused.*

4. Discussion/possible action regarding a request for a Minor Community Plan Amendment to MFMD (Multi Family Medium Density), Zone Change to RM-1 (Medium Density Multi Family), and Conditional Use Permit to allow for the use of a historic house (Dr. Williamson House, City of Sedona Landmark No. 13) as a Bed & Breakfast. The property is currently designated SFHD (Single Family High Density) in the Community Plan and zoned RS-6 (Single Family Residential). A general description of the area affected includes but is not limited to the southeast corner of Smith Road and Apple Avenue. The lot is further identified as Assessor's Parcel Number 401-16-045A. Applicant: Debra Beck; Case Number: PZ14-00011 (Minor CPA, ZC, CUP) (40 minutes, 4:10-4:50)

Presentation: Chair Unger introduced the agenda item and Cari Meyer explained that the home is on the corner of Apple and Smith and is Historic Landmark #13, which was designated in 2006. The Historic Resource Survey stated that Dr. Williamson retired to Sedona and ran an informal medical practice from his garage, so he could be considered Sedona's first doctor. The home's architectural style and native rock construction are significant as perhaps the first house in Sedona's first platted development. The survey also lists the house as in excellent condition and it was constructed in either 1953 or 1955.

Cari explained that the Community Plan actually encourages use of historic structures as bed & breakfasts as a way to provide an incentive to the property owners to maintain them. The use provides them with some income, which allows them to maintain the historic structure, and based on this, the property owner contacted the City earlier this year to discuss what it would take to allow that to be a legal use for her home. The three separate approvals that are needed for the bed & breakfast use are a Community Plan Amendment to change from Single-family to Multi-family, and since this is high-density and there is a corresponding Multi-family designation that has

the same four to eight units per acre, it would be considered a Minor Community Plan Amendment. After that would be a Zone Change from Single-Family to Multi-Family and a Conditional Use Permit approval, because Multi-Family requires a Conditional Use Permit for the short-term rental.

Cari indicated that currently there are no exterior changes proposed, and in talking with the Building Department and the Fire District, there are some changes needed on the interior of the building and some of the landscaped areas to provide proper ADA access, fire protection and bathroom space inside the house. The applicant has talked extensively with the Building Plans Examiner and the Fire Marshal to know exactly what those changes are, because after this meeting with HPC, it will go to the Planning & Zoning Commission and the City Council.

Cari explained that the purpose of this meeting is to look at if this is an appropriate use for a historic structure. The Planning & Zoning Commission and City Council will see this Commission's comments, as they will be taking the final action on the various aspects of this project.

Debra Beck, Applicant, Sedona, AZ: Debra indicated that she has lived in the house for about 12 years and moved from Phoenix to Sedona about 15 years ago. The house is such a sweet house and it seemed that it needed to be landmarked, because one of the homes down the street was bought and torn down to build like an apartment-looking thing, and it seems to be happening in the neighborhood quite a bit. She and a friend are going around talking to people to try to maintain the history of the house, so it was important to her when she moved in, to maintain the property and its historical value. She loves it being an historical property. She owned the car wash, when she first moved here. They owned like a whole block, and it was so important to maintain that property. The only thing with owning a property like this is that there are costs in maintaining it, because she has pride in what it looks like on the outside, and there are costs for repairs, etc., and if she could make it a B&B, which she thinks it looks like and should be a B&B, it adds some culture to the neighborhood as well.

Debra added that the Community Plan does support it, which is nice, and she would love to have it. It would only be one room, possibly two, so it is not like six rooms or anything like that; it is very small, so she would love to keep maintaining it. There is a trolley that goes by every day, and someone told her that it is mentioned every time they go by, and they say, there is the Dr. Williamson home and Gidget used to live there, so she always makes sure her yard is just right, etc., but she enjoys it and loves being in the home; it is a sweet house.

Commission's Comments, Questions and Concerns:

Chair Unger noted that she and Commissioner Segner were the Commissioners on the Commission at the time it was landmarked, and Commissioner Segner added that he recently walked by the house and thought if it ever comes up for sale, he is going to buy it. It is a great house.

Debra Beck agreed that it is a great house, and she was going to sell it, and that is why she landmarked it, because she was afraid that someone would tear it down. Her neighbor also has a sweet house, and she plans to give it to her son and he will tear it down.

Commissioner Segner indicated that this is a no-brainer, and it shouldn't take longer than five minutes. It should be a B&B; he is 100% for it and he knows the owner will take care of it. As long as you don't change the outside, he doesn't care, but check with Coconino County before you get too far along as far as your interior kitchen, because that is different than the City. Also, check with the Coconino County Assessor's Office ahead of time to find out the difference in being designated a B&B and a single-family residence, and have find out the difference it will make on your taxes. His taxes went from \$22,000 to \$57,000, because they checked the wrong box and it takes two years to uncheck the box.

Commissioner Grams agreed that it would make a great B&B; she just hopes the owner has a nice historic-looking little sign, and she spent a week going through the San Juan Islands from B&B to

B&B on all of the different islands several years ago, and it would be unique and give Debra an opportunity to sell Sedona to visitors and tell them all the good points, and she is sure Debra would be very careful about her renters, so she has no objection. She assumes her neighbors are not objecting in any way.

Debra Beck indicated that she sent out the letter and got one letter back that was very positive, and she knows of two neighbors that are like, yes.

Vice Chair Jarmusch indicated that she has heard Debra speak before on behalf of historic preservation and the love of her house, and Debra is a wonderful ambassador for this cause. She also toured the house, when it was on the Home Tour a few years ago, and when we got the packet, there was a floor plan, but she doesn't see that here, so she wanted to ask how the guests would enter and exit the house.

Debra Beck explained that right now she is doing just the one bedroom, which has its own entrance, so they would enter through their own door and the parking is right next to it. She is going in for both bedrooms, and if she decides to use the second bedroom, then they would enter from the front door. The front door is actually on Apple, even though the address is on Smith; she would want them to enter on Apple, because the yard is beautiful.

Vice Chair Jarmusch explained that she wanted to be sure there wouldn't be pressure to add a door, and Debra stated no, they went through quite a bit with the City and she knows exactly what she needs to do; there is nothing external. Vice Chair Jarmusch indicated that she is all for it too.

Commissioner Schudson asked why now, and Debra stated that she has been into the City for the last eight years asking for it, and it had been a closed door, and she decided to go in one more time, because she thought maybe with the Community Plan, and then she was told maybe, so she was pretty shocked. The Commissioner then asked what the difficulty had been and Nick explained that there was a different Director at the time that had a different take on issues like that and viewed parts of the Code with a different interpretative approach, and now a different administration is in place, but he can't even remember the reasons why now. They may have talked about it being a Major Community Plan Amendment. Debra agreed and indicated now with the Community Plan in place, and she really was digging this time more than normal, by saying there had to be a way, because it would make a difference in her neighborhood as well, and maybe the person down the street might think about landmarking that home.

Commissioner Schudson stated that he is not opposed to the idea, but part of the Commission's responsibility is at least to imagine what problems there might be, so how would you complete the sentence that for eight years the City was saying, sorry, but no, because . . . Debra indicated it was zone changing, and she never really pushed up against it, because you have to get a Conditional Use Permit and a Zone Change, and she would go, oh, okay.

Commissioner Schudson repeated his question to staff, and Cari Meyer explained that she has been here for 2½ years and the first time she saw Debra Beck, we said okay, how can we make this work? Debra agreed and said she was shocked. Nick again explained that you had different people in charge who viewed things differently, and he doesn't want to elaborate on this point, but . . . Commissioner Schudson interrupted to say that he doesn't want to push it, but in part it is their responsibility to do exactly that and elaborate that; it was just the City for eight years without providing a rationale. Nick stated no; there was a rationale, but . . . , Commissioner Schudson then interrupted to ask, okay, what was the rationale, and Nick repeated that he doesn't remember.

Debra Beck stated that it was just that she would have to go in for a Zone Change. Donna Puckett added that if the applicant didn't submit it, then it wouldn't go anywhere and Debra Beck stated right. Chair Unger noted that the Community Plan is brand new, and that probably does encourage a little bit more what we are discussing here. In terms of what HPC would have wanted, we would have been in favor of this, because we believe that any structure that can be

saved and reused is a structure saved, but it never came in front of us, although she can see where, in the past, there have been difficulties with people trying to get a bed & breakfast in neighborhoods that weren't zoned for that at that time.

Commissioner Schudson then stated that traditionally our view is that by becoming a B&B, a property becomes more economically viable or more likely to be preserved, and the Chair indicated that from the Commission's standpoint, it would have flown. Donna Puckett pointed out that is not necessarily a rubber stamp though if it required a lot of modification to the exterior of the structure, with this proposal, there are some landscaping changes and maybe some ADA access issues, but it is not changing the basic structure itself, whereas, other structures would have to possibly have modifications to accommodate a B&B.

Nick explained that the applicant is still going to do a Zone Change, Conditional Use Permit and a Community Plan Amendment, and he thinks that the previous Directors might have looked under the old Community Plan and thought it would be Major Community Plan Amendment, which is a huge hurdle and very costly, especially if you are the only applicant that year, because you then pay the whole cost to send that to every resident in the City, and it is like \$10,000 twice.

Debra agreed and stated that it just seemed to be way too big. Nick indicated that now it is a Minor Community Plan Amendment. Donna Puckett added that she thinks there also were several preliminary discussions where the applicant wasn't yet sure if she wanted to pursue all of those steps, and the City doesn't initiate those, it comes from the individual.

Commissioner Schudson stated then what was a high hurdle under the old Plan is now a relative low hurdle, and Nick clarified an easier hurdle, and there is probably more support now with some of us to make these things happen. She may have been told that we couldn't support spot zoning, and Debra noted that this time it was different.

Commissioner Grams asked if this goes through, none of us are going to live forever, so 20 years from now, if Debra no longer wanted the house, then does that change in zoning go for anything other than a B&B. Would it permit commercial, six or eight rooms to be used, etc.? Cari stated no, it would still maintain the historic designation, so any change to the exterior would still have to come through this Commission. The Multi-Family zoning allows her to apply for the Conditional Use Permit, because the current Single-Family zoning doesn't allow for any short-term rental, and the change to Multi-Family does not allow for commercial uses, but allows a Conditional Use Permit to be approved, and those are usually approved for an initial period of five years, to ensure there are no problems. The overarching thing is even with these changes to the Multi-Family zoning, it is still going to maintain the historic designation, so you still can't do anything to the outside without coming to this Commission first.

Chair Unger added that is really the only thing that we can look at here, as to whether or not we agree that it is fine as a bed & breakfast, but in certain instances, if you have to do so much damage to the outside that it doesn't work . . . , but like in Spain, a big hospital was turned into a museum, and instead of knocking the walls out and putting in an elevator, they put in a glass elevator on the outside, and those kinds of things also can be done here. It doesn't mean that if you have to make exterior alterations, that you can't do it. In this case, it is a pretty straightforward thing, if it has to be ADA-accessible that is only going to be a minor thing and not alter the visual impact.

Debra indicated that it actually doesn't have to be ADA, because of the historical, and Cari added that is why we have had Debra speak many times with our Building Plans Examiner, who has been to the house multiple times to determine how to make it work inside, so she knows what needs to be done, and we are fairly confident that it can all be done interior. Debra then stated that it was very clear that nothing can be done with the outside, and nothing needed to be, which is great.

Chair Unger indicated that she doesn't see any problems and asked if there were other questions. Councilor McIlroy indicated his questions have pretty much been addressed, and Commissioner Segner brought up the kitchen, because you are kind of commercially making the kitchen and the County will look at it from the County Health perspective, and the neighbors aren't resisting, which is another big hurdle, because of traffic, etc., so you have become a trailblazer in a sense, because you made it easier for people to follow, since you have gone through the hurdles.

The Councilor then asked staff if this home were not historically designated, but she wanted a B&B, would it be easier or the same, and Nick indicated it would be the same hurdles, but just one less meeting – today's.

Chair Unger noted that in the past, the Commission has thought of making it an incentive to designate a building, by giving them more leeway to make it a B&B or something, but we haven't actually concluded that should be done, although it might be something in the future.

Vice Chair Jarmusch asked about not being subject to the ADA requirements, and Debra stated that was checked thoroughly and because of the historic designation, it is grandfathered, so she doesn't have to. The Vice Chair noted that is another incentive, because it could be very expensive to comply with ADA. Chair Unger then indicated that there are some things, like access to a bathroom that can't be avoided, but those details would be something to look at, if we look at this as an incentive.

Commissioner Segner called for a vote, and Cari explained that essentially the HPC is being asked as a reviewing agency, and your comments will be passed on to the Planning & Zoning Commission and the City Council, and they will have the minutes of the meeting. Nick asked if the Commission wanted to make an official comment and Donna Puckett noted that it is agendaized for possible action if you want to make a motion.

MOTION: Commissioner Segner moved that this is a wonderful idea and we approve it.

Nick then suggested that it say the Commission supports the concept.

MOTION: Commissioner Segner moved that this group supports this motion and is enthusiastic about it.

The Chair asked if Commissioner Schudson had a better way of saying a motion, and the Commissioner responded "thumbs up". The Chair then stated that the Commission could say that we enthusiastically support this landmark being made a B&B, and then asked if she could get a second for that motion; however, Vice Chair Jarmusch stated that she wanted to amend that motion to also say that we support it in part, because this is a move that supports historic preservation, tourism, public awareness of Sedona's history and economic value to the owner.

Commissioner Schudson stated that the Commission needs to stay within our jurisdiction; we aren't in a position . . . , although that's our spirit and the enthusiasm is there. All we are able to comment on is that we within the parameters of our responsibility have concluded that this furthers historic preservation, and therefore, we enthusiastically support the proposal. The Vice Chair then asked why not say why, so the word gets out and around and to the Planning Commission.

Commissioner Schudson indicated that our opinion about what this might do for tourism is worth zip; it's just our opinion, we aren't the Chamber of Commerce or here to comment on the implications for economic development or tourism. The Vice Chair stated that she thinks it would help tourism, and Commissioner Schudson agreed, but stated that as the Historic Preservation Commission, he wants to stay within the Commission's field. Chair Unger noted that if the Commission makes it simple and just directly states, basically what Commissioner Segner said amended a bit by . . . , Commissioner Schudson really didn't make any changes to what Commissioner Segner was saying.

Commissioner Schudson then indicated that he would just say that after review, we have concluded that this proposal would further historic preservation and we enthusiastically support the proposal. The Chair agreed that it should be simple like that, although she also agrees that we want people to understand this, and what might be interesting is that after it goes through the process, she would love for the Commissioner to write an article on it for the paper, to talk about what it does for us, and that would promote more what we're looking at than doing this.

The Vice Chair stated that a simple sentence like that is like, well of course the Historic Preservation Commission wants to encourage this, of course they do, they want to save all the old houses, and she is trying to broaden that reasoning, but it certainly could be edited.

Commissioner Segner discussed that if the Commission stays within its boundary, it is better, because a lot of people in this town don't want to see more people and more business, more hotel rooms or more anything, so if this helps protect the building, and to Vice Chair Jarmusch's point, if it will encourage other people to landmark their homes, then those two things are important.

Donna Puckett suggested saying something like the Historic Preservation Commission enthusiastically supports this landmark being made a B&B, which also supports historic preservation and public awareness. Chair Unger stated that we can do that; it is simple and to the point, and in the future, once this is approved, she would like to have an article to make people aware of the fact that this has happened. Commissioner Schudson asked public awareness of what, and Donna suggested changing it to say, public awareness of historic preservation.

Commissioner Segner asked to have the motion reread, and Donna stated, "The Historic Preservation Commission enthusiastically supports this landmark being made a B&B, which supports public awareness of historic preservation." Commissioner Schudson questioned 'made' and asked the applicant if she got all that she is seeking, that does not obligate you to make it into a B&B; it gives you the opportunity to do so. Chair Unger indicated that she doesn't know that we need to be that critical of it, and then asked the Commissioner how he would change it.

Commissioner Schudson stated that he didn't want to put the applicant in the position of being obligated to make this into a B&B; however, Debra Beck stated that she is pretty sure that if she goes through the process, it is going to happen. The Commissioner then stated that you and your successors are not obligated to operate it as a B&B, so we are supporting the legal opportunity to do so, if you and subsequent owners choose to do so, and that is an important difference.

Nick explained that whatever the Commission approves is not going to have any jurisdiction over the use or what she does; these are just comments going into another document that will go to P&Z and the City Council.

Commissioner Segner then suggested changing it to 'may' and Debra Beck stated, 'being a B&B'. Commissioner Schudson asked that it be reread again. Donna then read, "The Historic Preservation Commission enthusiastically supports this landmark being a B&B, which also supports public awareness of historic preservation." Commissioner Segner then indicated it should say 'may be a B&B'; however, Chair Unger indicated that it is fine as it stands and Commissioner Segner stated that we are just trying to say that the option is open. The Chair then stated that we are enthusiastic about it being a B&B; it doesn't mean that we're not going to be enthusiastic if it isn't a B&B, so just leaving it as it stands is fine.

Suggested Motion: "The Historic Preservation Commission enthusiastically supports this landmark being a B&B, which also supports public awareness of historic preservation."

**MOTION: Commissioner Segner so moved. Commissioner Grams seconded the motion.
VOTE: Motion carried five (5) for and zero (0) opposed.**

Councilor McIlroy commented that on behalf of the City, Debra will make a future modest contribution by her revenue stream to the City's revenues.

5. Discussion regarding future meeting dates and future agenda items (5 minutes, 4:50-4:55)

Nick indicated that the next meeting is November 24th at 4:00 p.m. and it will be a public hearing for the Nininger House. The Chair then confirmed that we were no longer having a meeting on the 17th. Nick then stated that there will be no meeting in December and on January 12th at 1:00 p.m., there will be like a retreat on the philosophy of Historic Preservation, and amendments to the Land Development Code on emergency maintenance. The Chair added that we will be discussing a Certificate of No Effect and a presentation will be made to the Commission on that concept, so please calendar January 12th.

Nick added that also on January 12th, the proposed budget and proposed work plan will be discussed. Commissioner Schudson asked that staff send the Commissioners an email regarding those times and dates.

Councilor McIlroy indicated that he will be off of the City Council by November 24th, so this is actually his last meeting in an official capacity. He chose to sit with HPC and it has been very enriching and enlightening, and he hopes that he has added something to the Commission's process. The Chair expressed the Commission's appreciation for his involvement with HPC.

6. Adjournment (4:55)

The Chair called for adjournment at 4:45 p.m., without objection.

I certify that the above is a true and correct summary of the actions of the Historic Preservation Commission in the meeting held on October 13, 2014.

Donna A. S. Puckett, *Administrative Assistant*

Date